

**GRANITE BAY MUNICIPAL ADVISORY COUNCIL**  
**APPROVED MEETING MINUTES FOR WEDNESDAY, February 6, 2008**  
Eureka Union School District Office, 5455 Eureka Road, Granite Bay

**1. Call to Order 7:01PM**

**2. Pledge of Allegiance**

**3. Introduction of MAC Members**

A. MAC members present were Virg Anderson, Jill Ernst, David Kaiser, Sean Corcoran, Steve Nash (Vice-Chair), and Robert Enos (Secretary). Member Walt Pekarsky was absent. Member Steve Nash presided as Chair.

B. Also present was Supervisor Kirk Uhler and Field Rep. Brian Jagger

**4. Approval of February 6, 2008 MAC Agenda**

A motion was made (and seconded) to approve the February 6, 2008 Agenda. The motion passed (6-0).

**5. Approval of Minutes: January 9, 2008**

A motion was made (and seconded) to approve the January 9, 2008, minutes. The motion passed (6-0).

**6. Public Comment**

Bob Richardson, South Placer County Fire Protection District Department Chief expressed the department's thanks to the Granite Bay Community for its support and passage of Measure "F".

A long time resident stated her concern about the existence of a six (6) foot high wooden fence at the Seymour Ranch subdivision on Cavitt Stallman Road South.

Brian Jagger, Field Representative to Supervisor Kirk Uhler, informed that the new development project sign ordinance first presented before the MAC in December 2007 passed the Placer County Board of Supervisors on February 5, 2008. The only modification from the measure presented before the MAC was the inclusion of a provision giving the Placer County Planning Department Director the authority to make any particular sign smaller if necessary.

**7. MAC Committee Reports**

A. Public Safety (David Kaiser)

MAC Member David Kaiser reported that it has been very quiet in Granite Bay. In short, Granite Bay is a nice place to live. Local law enforcement has reminded that all citizens are urged to keep your homes and motor vehicles locked. Finally, the CHP has reported that vehicle crashes are down.

- B. Parks and Recreation (Steve Nash)  
MAC Member Steve Nash reminded everyone that the tree planting now set for March 29, 2008, at Franklin Park is a good opportunity for community service so everyone is encouraged to participate.
- C. Douglas Corridor Committee (Jill Ernst)  
MAC Member Jill Ernst reported that Traffic Engineers from Placer County are examining the intersection at Berg and Douglas for ways to make the intersection safer.

**8. Informational Non-Action Items**

**A. Pastor Property**

A Pastor family representative was the presenter. This proposal relates to a 12 acres section of land adjacent to Oakhills Elementary School, south of Skyview Lane and north of Elmhurst. There is not a specific project at this time. The planning process is in its early stages and the purpose of the presentation was to obtain feed back. At this time the project does not have any design specifics.

According to the presenter the property was originally intended to be developed as part of the Tree Lake Development. If feasible, the Pastor family wants to develop the property into a senior housing development consisting of single-story, single-family, detached homes.

The presenter stated that utilizing this space for residential development is an appropriate use. She said that that they do not want a deed restriction limiting the development to seniors because, due to the declining school enrollment, this development would offer an affordable alternative for young families in addition to seniors. Currently, the older homes in the area are the most affordable. This proposal would offer an alternative.

The presenter stated that the development would not impact neighbors because there would be open space around the entire development. In addition, given the current real estate market, there is a need for a variety of land uses.

MAC Member Jill Ernst stated that there is always a need for senior housing, but questioned whether there was a need for senior housing in this location at this time and further pointed out that this property had come before the MAC years before with a proposal for 39 to 40 plus homes. The presenter stated that the proposal would require a rezone because under the current zoning designation a maximum of 7.8 homes could be built.



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MAC Member David Kaiser asked whether access to the Pastor property could be via an easement from Skyview since there are existing traffic issues on Elmhurst. The presenter stated that access could be through Skyview or Elmhurst.

MAC Member Sean Corcoran expressed his opinion that seniors want smaller lots and single story homes, but expressed concern about increasing the density in this area. The presenter clarified the concept by stating that the intent was not to limit the development to seniors but to provide two or three different floor plans that would target seniors or young families.

MAC Member Steve Nash commented that he supports senior housing but would not want this project limited to seniors because the Pastor property is located in very close proximity to three (3) of the very best public schools in the state. Mr. Nash suggested that the property could be rezoned as a density receptor parcel. If it is developed as senior housing, he suggested that they build on-site facilities such as a clubhouse. Mr. Nash also expressed concern about using Elmhurst since it would be much closer to access Eureka than East Roseville Parkway from that property.

A long time resident who identified herself as a senior advocate argued that this property would not make an appropriate senior development site. She stated that these homes would often be the very last homes many of the seniors would purchase. She advised that selecting a suitable location for senior housing requires close access to medical facilities because 90% if emergency room visits are for seniors, shopping centers need to be close because seniors often have restricted driving privileges. Therefore, as a community plan, developing the Pastor property as a senior development is not recommended.

A 30 year resident stated that she welcomed a plan that would lead to the construction of smaller homes. She wants to see the property geared for families with children. She encourages the construction of smaller homes and does not like the fact that the property is currently being used as a motocross track. She further stated that a large number of coyotes live on the property which for now is a wasteland.

A home owner immediately to the south of the Pastor property stated that he does not mind the idea of developing the property so long as it is in conformance within the current zoning designation. What this citizen

wants to see is a project that is consistent with the Granite Bay lifestyle: Open space, rural feel, and bigger lots.

Another citizen who lives near the intersection of Elmhurst and Twin Schools Road stated that she was very concerned about traffic. She stated that there is a traffic problem now and an increase of 40 homes would further increase the traffic problem.

Another resident who lives close to the Pastor property stated that the location is perfect for a senior development. His reasoning was that he would someday like to down-size without having to move away from Granite Bay.

One 32 year resident stated that this proposed senior project would give people a reason to stay in the area.

Another long time Granite Bay resident pointed out that Skyview Lane is basically a private road and the Rolling Green Property to the north is zoned such that the individual lots are approximately 2.3 acres each. She stated that the Pastor property should be developed in conformance with existing zoning designation and with Granite Bay Plan.

Another resident stated that before Tree Lake was developed, the area was supposed to have three (3) senior developments. Moreover, Placer County needs low income development. That's not what we want for this area.

**B. Eden Roc Circle**

This proposal consists of 14 planned estate lots on 39 acres, located south of Eden Roc Circle Drive. The project is currently under review by the county. The project is directly east of Los Logos and will consist of 14 one (1) to two (2) acre lots. The proposal requires a rezone of a small rectangular section of the property toward the southern portion of the project. According to the Planning Department this is an odd piece of zoning because it will change the density for that area but not the overall density for the project.

MAC member Sean Corcoran questioned how much grading will need to take place and how that will impact views given the terrain in the area.

In response to a number of concerns expressed by several residents the presenter stated that the property will not have any gates, will be controlled by the home owners association in Eden Roc I and that access will be from Eden Roc Circle.



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A long time resident expressed her concern that this area has some fire safety issues.

**C. Quarry Ponds East Medical Office Project**

Lisa Powers was the presenter of the redesigned proposal for the Quarry Ponds East Medical Office Project which now incorporates a single story design in a "craftsmen style." The proposal includes nearly 200 parking spaces, and a 4000 square foot bridge between Quarry Pond retail and the parcels on the Quarry Ponds East Medical Office side. The project was presented last month before the MAC. In response to MAC comments back in January 2008, the project was down-sized from two-stories to one-story. As before, the structure will roam along the Quarry Pond shore.

The proposal was also modified to reflect the proposed Granite Bay design elements including utilizing a "craftsman" style of design. According to the presenter, the project lends itself to a residential feel.

MAC Member, Jill Ernst questioned just how the project could be built, given the current residential zoning. Ernst wanted clarification whether a commercial development could go forward based on a zoning text amendment with a conditional use permit. MAC Member Sean Corcoran commented that he thought it could be used for non-profit businesses and for qualified medical providers.

A resident who lives near the intersection of Douglas and Berg Street requested that the proposed design incorporate a deceleration lane. She commented that the space necessary for a deceleration could be taken from the space now being designated for a landscape front. She stated that traffic safety is a big concern in this area and the deceleration lane would lend itself for safer ingress and egress. Finally the resident asked whether the proposed project's parking was enough since the location is now used as overflow parking for the Quarry Pond Retail center.

The presenter confirmed that they have studied both the parking situation and the feasibility of a deceleration lane. She stated that it is probably not likely that they can incorporate a deceleration lane for this project.

Another resident stated her opinion that the proposed parking lot looks "huge".

A long time resident pointed out her doubts about the legality of this proposed project because the property is currently zoned residential/agricultural. This means that a 300 foot set back from Douglas

Blvd. is required. She further stated that just because the developer could obtain a conditional use permit does not mean that she can legally avoid compliance with the 300 foot set back. In addition, she pointed out that medical office buildings have high traffic flow so she is concerned about the impact to residences to the south.

A representative from the Placer County Planning Department stated that this property is indeed zoned residential/agricultural and if the developer obtains a conditional use permit no 300 foot set back will be required.

MAC Member Jill Ernst asked the Planning Dept. representative how much parking would need to be built for this project. The Planning Dept. representative said that the number of spaces needed is one (1) space for every 175 square feet of floor space built. Therefore, under the current proposal the project is over parked by seventeen (17) cars. The current plan is for 177 parking spaces.

Another long time resident who owns the 56 acres to the immediate south of the proposed Quarry Ponds East Medical Office Building project disputes anything in the Community Plan that authorizes waiving the 300 foot set back if the property is zoned residential/agricultural. He urged the presenter and the MAC to only allow development in conformance with the Community Plan. "If the Community Plan needs revision then change the plan, but do not break the plan." Therefore, this project should not be approved unless there is a rezone. In addition, he urged that a fifty (50) foot set back from the actual Quarry Pond is required. He presented photographic evidence showing that tall grass and possibly reeds in the buffer between the north shore of Quarry Pond and his property had been cut down. He stated that this area is supposed to be natural, but the developer is not maintaining it that way.

Another resident said that he feels double crossed because there is not the proper buffing between the neighbors to the south, between the proposed project and Douglas, and area is already over-parked.

MAC Member David Kaiser stated that he personally likes the Quarry Pond retail center and that this project is a big improvement over the boat storage that was there in the past. With that he cautioned the developer that they need to take a good look at the zoning issue. He further requested that the Placer County Counsel render a legal opinion to settle the issue of whether a conditional use permit allows for the disregard of the 300 foot set back. He said that this is a grey area in the law that should be settled sooner rather than later.



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MAC Member Jill Ernst agreed with Mr. Kaiser's concern and recommendation and added that the proposed project looks nice but she would recommend a bigger buffer to the south. Because, as is the lot looks bad.

MAC Member Sean Corcoran said that the presenter has done a nice job with the project although he questions the viability of medical office buildings in this area. He also said that he is at a loss whether the 300 foot set-back is applicable. He too recommended that county counsel provide an opinion on the issue.

The Planning Department representative stated that the 300 foot set back applies to residential uses. She further stated that conditional use permits are not allowed by right but need to be approved.

MAC Member Craig Powell thanked the presenter for the changes she incorporated from the last meeting. There does appear to be a contradiction between the project and the Community Plan. He urged clarity on the set back issue because right now the project is being sought based on a legal loop-hole.

MAC Member Steve Nash commented that a left turn lane exiting the project would be dangerous and also questioned whether the current owner or the previous owner was ever compensated for the lesser density. The resident who owns the 56 acres to the south said that the project is not feasible unless the developer does not have to comply with the 300 foot set-back. He further stated that the previous owner was compensated for the lesser density and as such the 300 foot set back must be adhered to.

**9. Action Items**

**A. Granite Bay MAC Design Elements and Landscape Goals**

Douglas Corridor Committee Chair Jill Ernst presented the Granite Bay Municipal Advisory Counsel's Design Elements and Landscape Goals for "Granite Bay's Central District". This item came before the MAC on two previous occasions as an informational item. The intent is when someone first gets in contact with the Placer County Planning Department they will be provided with a copy of the Granite Bay Design Elements. The Design Elements will operate as building guidelines so that developers, builders, or any private citizen will build in conformance with the community standards when making renovations or starting new construction.

MAC members David Kaiser and Virg Anderson both commented that the Douglas Corridor Committee's Design Elements was good work.

A motion was made and seconded to approve the Granite Bay Municipal Advisory Counsel's Design Elements and Landscape Goals for "Granite Bay's Central District" as presented. The motion past (6 – 0).

10. **Correspondence** – Found on Table at the rear of the room
11. **Next Meeting:** GB MAC March 5, 2008 @ 7:00 p.m.  
Subcommittee meetings: (Held at the Eureka Union School District Office)  
Douglas Blvd. Corridor Committee @ 5:00 P.M.  
Parks and Recreation Committee @ 5:00 P.M.  
Public Safety Meeting Committee @ 6:00 P.M.
12. **Adjournment** – 8:53 p.m.